

**DESIGN REVIEW ADVISORY COMMITTEE  
SPECIAL MEETING MINUTES  
WEDNESDAY OCTOBER 7, 2015  
ROOM 217  
TOWN HALL, WEST HARTFORD, CT**

**CALL TO ORDER:** 4:30 P.M.

**ATTENDANCE:**

**DRAC:** Jeffrey Gebrian, Chair; Sheldon Crosby, Vice Chair; Members: Fred Fritz, Gordon Binkhorst; and Alternate: Kimberly Parsons-Whitaker

**Staff:** Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**REFERRAL FROM TOWN COUNCIL:**

1. **527 Prospect Avenue** – Application (SDD #123-R1-15) on behalf of 527 Prospect, LLC, the owner of the property known as 527 Prospect Avenue, to amend Special Development District (SDD) #123 by replacing the existing planted landscape screening with a new seven (7') foot tall cedar privacy fence along the westerly property line. (Town Council receipt on August 18, 2015. Town Council public hearing scheduled for October 27, 2015. TPZ receipt on October 5, 2015. DRAC receipt and review on October 7, 2015.) ***DRAC recommended approval. Motion/Crosby; Second/Binkhorst (Vote: 5-0).***

The Town Planner, Mr. Dumais, provided the background for the Special Development District #123 amendment. It was originally approved by the Town Council on May 22, 2012 and included a site building renovation and landscape plan.

Mr. Dumais explained the approved landscaping plan was implemented but over time the arborvitaes that were planted did not thrive due to the close proximity of existing trees roots and dense shading from the tree canopy. To address this, the applicant is proposing to erect a 7' high cedar privacy fence along the western property line in the same area that the dead or dying existing arborvitaes now exist. Additional plantings are proposed for the area between the proposed fence and the existing parking area. Mr. Dumais commented the applicant contacted the three abutters and while the abutter to the west had requested a fence in the past the applicant had not received any comments regarding this application from the abutter to the west.

Committee members from DRAC recommend approval with the condition's that the cedar fence be stained a natural color, not painted, and that the fence be installed by a qualified fencing professional. Additionally, DRAC recommends that no vinyl or other type of fence be substituted in the future. The proposed plantings were appropriate and acceptable.

**APPROVAL OF MEETING MINUTES:**

- Wednesday, September 16, 2015 (***Tabled to the next meeting.***)

**ADJOURNMENT:** 4:50 P.M.

